



## NOTICE OF PUBLIC HEARING

PURSUANT TO ARS Sections 39-204 & 9-462.04, NOTICE IS HEREBY GIVEN OF PUBLIC HEARING in the Town of Gilbert, Arizona, relating to the following requests for changes in land use regulations:

**Z13-09** - Amend Ordinances No. 1649, 1710, 2361, 2404 and 2405 and rezone approximately 25.783 acres of real property within Phase 1 Parcel 3 of the Bridges Planned Area Development (PAD) and generally located south of the southeast corner of Higley and Queen Creek Roads from approximately 25.783 acres of Single Family - 6 (SF-6) zoning district with a Planned Area Development (PAD) overlay zoning district to approximately 25.783 acres of Single Family - Detached (SF-D) zoning district, as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office, and to amend conditions of development for Phase 1 Parcel 3 in the Bridges Planned Area Development (PAD) as follows: The minimum lot size shall be 6,000 square feet, the maximum height shall be 30' or 2 stories, the minimum lot width is 55', the minimum Lot length is 110'. The effect of the rezoning will be to allow for the existing platted development to be constructed with SF-D development standards.

**Z13-10** - Rezone approximately 10.25 acres of real property generally located south and east of the southeast corner of Greenfield and Elliot Roads from Town of Gilbert Single Family 15 (SF-15) zoning district to Town of Gilbert Single Family 10 (SF-10) zoning district. The effect of the rezoning will be to allow for SF-10 development standards for an existing 13 lot subdivision with minimum 20,000 sq. ft. lots.

**The applications and project files may be viewed by the public Monday through Thursday, 7:00 am to 6:00 pm at the Town of Gilbert, Planning and Development Services office located at 90 East Civic Center Drive, Gilbert, AZ. Written comments may be sent to Town of Gilbert, Planning & Development Services, 90 E. Civic Center Drive, Gilbert, AZ 85296. Written comments may also be submitted at the public hearing. Any interested person may appear and be heard at the following public hearing:**

The Planning Commission will hold a public hearing and discussion and may vote to make a recommendation to the Gilbert Town Council regarding the General Plan amendments, Zoning Code amendments and/or rezoning cases. For Requests for Conditional Use Permits, after the public hearing is concluded, the Planning Commission may approve, approve with conditions or deny the request. In addition the Planning Commission will review and approved Preliminary Subdivision Plats with conditions.

**Planning Commission: Wednesday, June 5, 2013 at 6:00 P.M.  
Gilbert Municipal Center, Council Chambers, 50 East Civic Center Drive, Gilbert, AZ**

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Catherine A. Templeton, Town Clerk